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GARDEN CITIES

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Discussion on Garden Cities.

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An Industrial Village on Garden City Lines, being built at Marcus Hook, Penna., for the American Viscose Company by Ballinger & Perrot, Architects and Engineers, Philadelphia.

An Industrial Village on Garden City Lines

ONE of the most important controlling factors in the selection of a site for an industrial plant is the number of operatives obtainable in the immediate or near vicinity; hence, when we find factories located in the middle of our cities or on their outskirts we must conclude that they are there because of the number of skilled workers the community possesses, in addition to other advantages necessary for successfully maintaining an industrial plant.

However, in the case of the American Viscose Company the selection of a site between Chester and Marcus Hook was founded on other reasons than that of the ability of the neighborhood to furnish operatives.

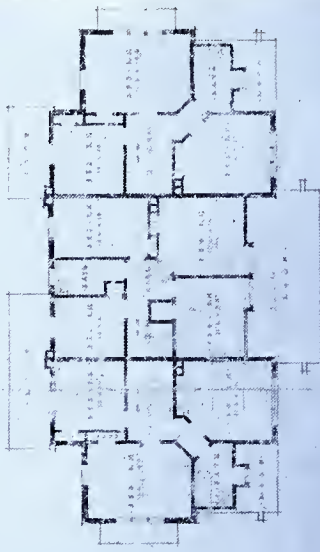
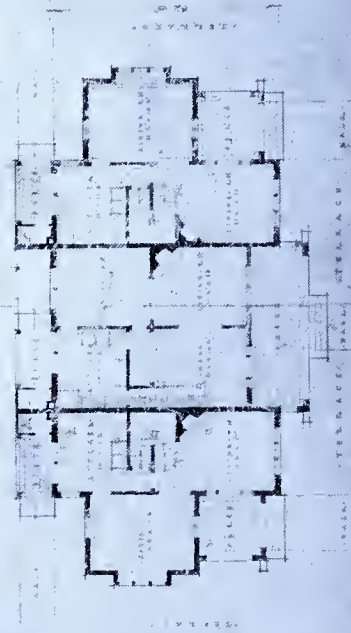
Since the establishment of the business, progress has been so rapid that the supply of workers from the immediate vicinity has been exceeded and the Company has found it necessary to take steps to establish an Industrial Village to suitably house a large percentage of its workers.

Unlike the model suburb, which aims to remove itself far from the din of the factory or city noise, the Industrial Village becomes an adjunct to the plant, and it is this proximity to it that makes the



3. FLOOR - ELEVATION -

3. SIDE ELEVATION -



PLAN OF FIRST FLOOR

PLAN OF SECOND FLOOR

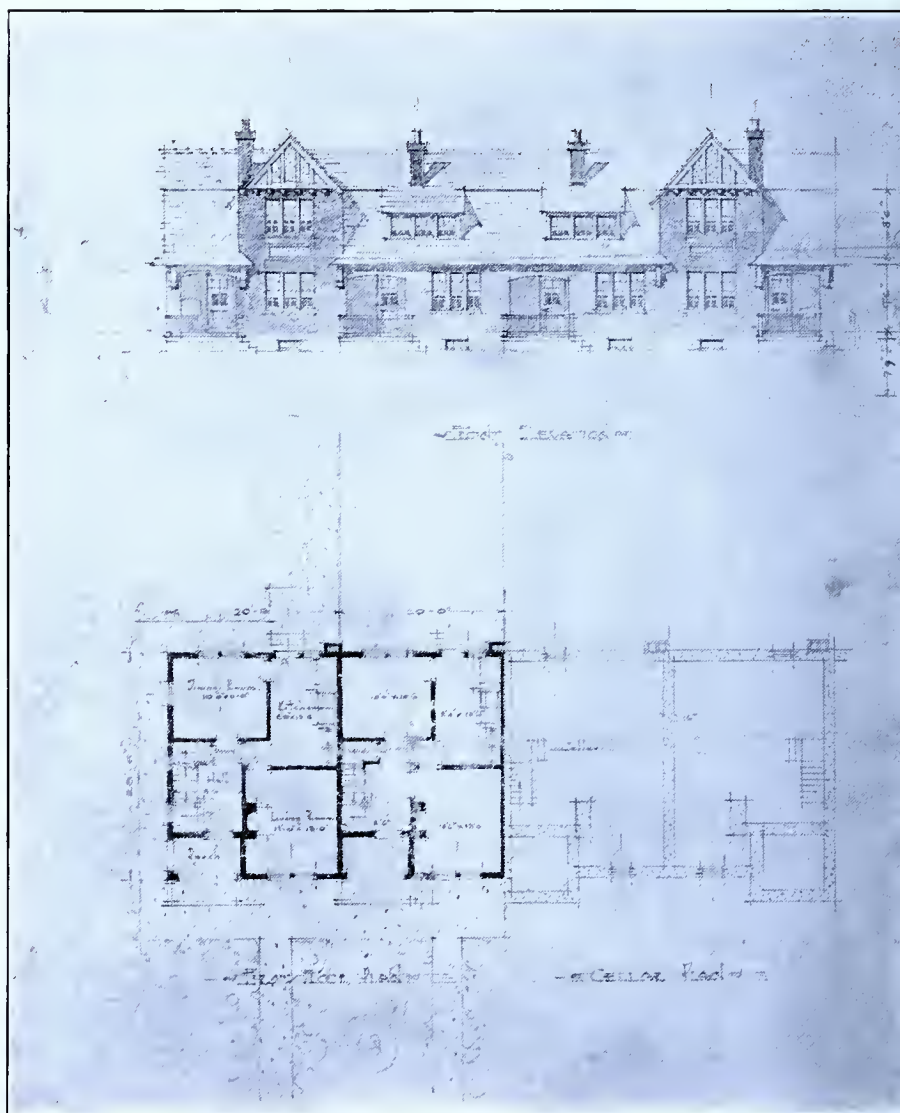
problem more difficult of solution, for there must be considered aspects not occurring in the model suburb, which is free from any influence of the factory.

The village, as now under construction, is located on a site of approximately twenty acres, and is situated directly opposite the plant, the main highway between Chester and Wilmington forming the separation between the two plots.

The bird's-eye view gives a very comprehensive idea of the plan of the village.

It is to the credit of the owners that they have deviated from the stereotyped American practice of building houses in rows, on straight streets, in which no attempt is made to relieve the monotony of the design, nor conduce to the general uplift of the surroundings, instead they have taken into account the physical and intellectual needs of the workers and created an Industrial Village on Garden City Lines.

The focal point of the plan is in the center of the south side, adjacent to the main road. This consists of a large semi-circle, surrounded by a street from which radiate the three principal streets, running in a northerly and southerly direction. Within the semi-circle, and forming the main feature of the plan, will be a large building which will form the center of the social life of the villagers; it will contain a large auditorium, library, boys' and girls' gymnasium, etc.

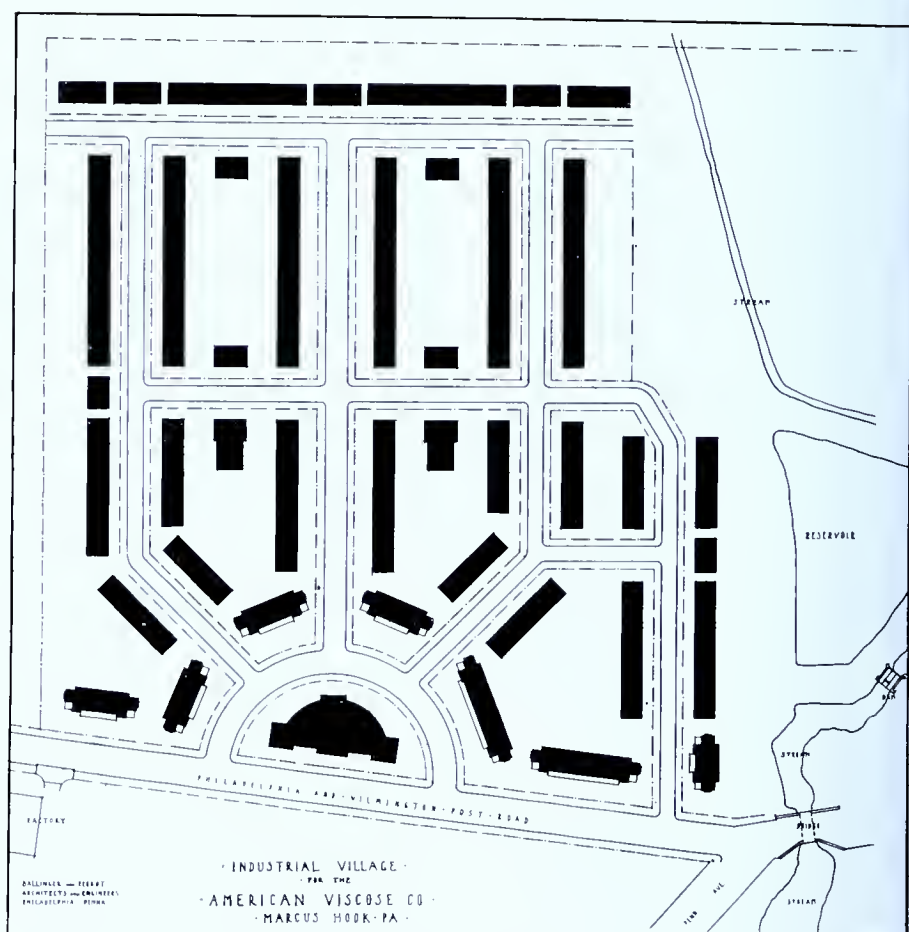


DESIGN OF THE SMALLER HOUSES OF THE VILLAGE

Surrounding this semi-circle and along the main highway will be located the best grade of house, while in the remaining streets will be located houses in groups ranging in number from two to fourteen, but designed with a varied roof treatment, after the English domestic style, the prototype of which may be seen in the beautiful Brownville Estate, England. There will be a total of 261 private houses, in addition to two boarding-houses, making an average of thirteen houses per acre.

The plan of the houses can be divided broadly into two groups, the smaller ones containing on the ground floor a stair hall, living-room, with old-fashioned fireplace, dining-room and kitchen, and on the second floor three bedrooms, and bathroom, with toilet. The larger houses contain the same number of rooms on the first floor, and four bedrooms and bath on second floor, but of larger dimensions. One unusual feature of the plan is that the houses have a greater frontage than the customary American houses, and are correspondingly shallow, so that the rooms either face front or back, thus dispensing with the objectionable side yard: the detail plan of the houses illustrates this feature.

The houses are only two stories in height, with cellar, and are heated by hot air from the furnace located in the cellar. No outhouse or back shed will be allowed, and the division between rear yards



BLOCK PLAN OF THE VILLAGE

is by low iron fences, the front lawns being separated by hedges.

The narrow streets will have twenty-foot roadways, with cement curbs and gutters, also cement walks, with grass on either side, and a row of trees next to the curb. There will be cement alleys, with low iron fences in the rear, so that the garbage and ashes can be removed from this side of the house. The walls of the houses are of red brick, and the roofs of slate. The streets are of macadam. A double system of sewerage is installed, one for storm water, the other for the foul sewage. The houses will be lighted by gas, and water will be from the street mains of the local water company. Provision is made for two boarding-houses, one for men and one for women, also co-operative buying of eatables will be encouraged by the building of a store for this purpose.

